

**CASE SUMMARY**  
**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-SA-08-C                      **Related File Number:** 8-H-08-UR  
**Application Filed:** 7/7/2008              **Date of Revision:**  
**Applicant:** TENNESSEE INVESTMENTS, LLC.

**PROPERTY INFORMATION**

**General Location:** North side of Hatmaker Ln., west side of Fretz Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 073.01, 068 & 072                      **Jurisdiction:** County  
**Size of Tract:** 40.97 acres  
**Accessibility:** Access is via Fretz Rd., a local street with a minimum pavement width at some locations of only 14' within a 40' right-of-way, and Hatmaker Ln., a local street with an 18' pavement width within a required right-of-way of 50'

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:** North: Vacant land and residences / NZ (No Zone) Town of Farragut & A (Agricultural)  
South: I-40/I-75, vacant land and residences / NZ (No Zone) Town of Farragut & A (Agricultural)  
East: Vacant land and residences / A (Agricultural)  
West: Residences / A (Agricultural) & RA (Low Density Residential)  
**Proposed Use:** Detached and attached residential subdivision                      **Density:** 4.83 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Farragut Planned Growth  
**Neighborhood Context:**

**ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)**

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Brandywine at Turkey Creek (FKA: Towering Oaks)

**No. of Lots Proposed:** 198      **No. of Lots Approved:** 198

**Variances Requested:**

1. Horizontal curve variance on Road A Sta 10+99.5 to Sta 12+16.8, from 250' to 125'.
2. Horizontal curve variance on Road B Sta 1+04.5 to Sta 3+20.8, from 250' to 150'.
3. Horizontal curve variance on Road B Sta 8+18.3 to Sta 10+26.3, from 250' to 125'.
4. Broken back tangent variance on Road D between Sta 0+89.5 and Sta 1+78.44, from 150' to 88.94'.

**S/D Name Change:**

### **OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

### **MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE variances 1 - 4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 14 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Implementing the following off-site street improvements: a) Widening Fretz Rd. from the entrance of the Subdivision north to N. Campbell Station Rd. The section of Fretz Rd. within Knox County jurisdiction shall be widened to a width of at least 20' with a taper south of the Subdivision entrance down to the existing pavement width and a pavement transition at the north end to the approved street design within the Town of Farragut. The Section of Fretz Rd. within the Town of Farragut jurisdiction, including the realignment of the intersection of Fretz Rd. and N. Campbell Station Rd., shall meet the design and approval requirements of the Town of Farragut. b) Adding a north bound left turn lane on N. Campbell Station Rd. at the realigned intersection with Fretz Rd. subject to the design and approval requirements of the Town of Farragut.
4. Final plat approval for the Subdivision shall be tied to the completion of off-site street improvements identified in condition #3 above as follows: a) Prior to the submission of any final plat for this Subdivision, the improvements to Fretz Rd. identified in condition #3a above shall be approved and completed. b) The left turn lane improvement identified in condition #3b above shall be approved and completed prior to the submission of a final plat that would create over 125 lots of the Subdivision's approved total of 198 lots.
5. The Boulevard entrance design is subject to approval by the Knox County Department of Engineering and Public Works.
6. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Identify all common areas on the concept plan and final plat.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, amenities area and drainage system.
10. On the final plat, including sight distance easements across the lots on the inside of the three horizontal curves identified above in the listed variances.
11. Providing sidewalks on at least one side of all streets within the subdivision meeting American Disability Act (ADA) standards.
12. Any subdivision or development of the 3.8 acre portion of Tax Parcel 130-07301 that is located within the Town of Farragut is subject to review and approval by the Town of Farragut.
13. If an official determination is made that the Town boundary for the Town of Farragut as depicted on the Concept Plan is in error, the Concept Plan shall be revised subject to approval by Planning Commission Staff.
14. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:**

The applicant is proposing to subdivide a 40.97 acre tract into 198 residential lots at a density of 4.83 du/ac. The proposed subdivision will include a mix of detached and attached residences with 72 lots with attached units and 126 lots with detached units.

The Planning Commission had previously approved concept plans for a portion of this site (Parcel 73.01) on October 12, 2006 and June 14, 2007. The property has been rezoned to PR (Planned Residential) at a density of up to 5 du/ac through three separate rezoning requests with the first approval in August, 2006 and the most recent approval in February, 2008. A two acre portion of Parcel 72, that was not included in a previous rezoning request and is still zoned A (Agricultural), is before the Planning Commission this month for a rezoning to PR at up to 5 du/ac (8-M-08-RZ).

Access to the proposed subdivision will be from both Fretz Rd. and Hatmaker Ln. Both entrances require traveling on Fretz Rd., a local street with a minimum pavement width at some locations of only 14'. with access out to N. Campbell Station Rd. A revised Traffic Impact Study prepared by Site Incorporated has been submitted for the subdivision. Planning Commission and Knox County Engineering Staff have reviewed the Traffic study and coordinated a review with the Town of Farragut Staff. The study has identified that a north bound left turn lane on N. Campbell Station Rd. at the realigned intersection with Fretz Rd. is warranted. Recommended off-site street improvements to Fretz Rd. and Campbell Station Rd. are identified in Condition #3 listed above. The timing of the off-site street improvements are tied to the submission of final plats for the subdivision and are identified in condition #4 above.

A recreational amenity area including a clubhouse and pool is proposed as part of the first phase of the subdivision. Sidewalks are being provided on one side of all streets within the subdivision.

In reviewing this case, a discrepancy was found between the KGIS data base and the Annexation Referendum for the Town of Farragut boundary line as it relates to this property. The Town's attorney is researching this issue. If an official determination is made that the Town boundary for the Town of Farragut as depicted on the Concept Plan is in error, the Concept Plan shall be revised subject to approval by Planning Commission Staff.

**MPC Action:**

Approved

**MPC Meeting Date:** 9/11/2008

**Details of MPC action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Implementing the following off-site street improvements: a) Widening Fretz Rd. from the entrance of the Subdivision north to N. Campbell Station Rd. The section of Fretz Rd. within Knox County jurisdiction shall be widened to a width of at least 20' with a taper south of the Subdivision entrance down to the existing pavement width and a pavement transition at the north end to the approved street design within the Town of Farragut. The Section of Fretz Rd. within the Town of Farragut jurisdiction, including the realignment of the intersection of Fretz Rd. and N. Campbell Station Rd., shall meet the design and approval requirements of the Town of Farragut. b) Adding a north bound left turn lane on N. Campbell Station Rd. at the realigned intersection with Fretz Rd. subject to the design and approval requirements of the Town of Farragut.
4. Final plat approval for the Subdivision shall be tied to the completion of off-site street improvements identified in condition #3 above as follows: a) Prior to the submission of any final plat for this Subdivision, the improvements to Fretz Rd. identified in condition #3a above shall be approved and completed. b) The left turn lane improvement identified in condition #3b above shall be approved and completed prior to the submission of a final plat that would create over 125 lots of the Subdivision's approved total of 198 lots.
5. The Boulevard entrance design is subject to approval by the Knox County Department of Engineering and Public Works.
6. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Identify all common areas on the concept plan and final plat.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, amenities area and drainage system.
10. On the final plat, including sight distance easements across the lots on the inside of the three horizontal curves identified above in the listed variances.
11. Providing sidewalks on at least one side of all streets within the subdivision meeting American Disability Act (ADA) standards.
12. Any subdivision or development of the 3.8 acre portion of Tax Parcel 130-07301 that is located within the Town of Farragut is subject to review and approval by the Town of Farragut.
13. If an official determination is made that the Town boundary for the Town of Farragut as depicted on the Concept Plan is in error, the Concept Plan shall be revised subject to approval by Planning

Commission Staff.

14. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Summary of MPC action:** APPROVE variances 1 - 4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.  
APPROVE the Concept Plan subject to 14 conditions

**Date of MPC Approval:** 9/11/2008      **Date of Denial:**      **Postponements:** 8/14/2008

**Date of Withdrawal:**      **Withdrawn prior to publication?:**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Chancery Court

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**